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Attorneys for Trustee, Bernie R. Rakozy

UNITED STATES BANKRUPTCY COURT
DISTRICT OF IDAHO

In Re:

ASA WILLET "BILL" ROARK,

Debtor.

Case No. 01-02073

**NOTICE OF SALE
BY TRUSTEE**

Pursuant to 11 USC § 363(f), Bankruptcy Rule 6004(e)(1) and LBR 307, PLEASE TAKE NOTICE THAT the Trustee will sell the below described property of the estate. All objections to the proposed sale should be in writing and be received by the US Bankruptcy Court (550 W. Fort St., MSC 042, Boise, Idaho 83724-0042), with a copy to the above attorney for Trustee, on or before the 17th day of January, 2002.

1. DESCRIPTION OF PROPERTY TO BE SOLD: House at 7242 Gary Lane, Boise, Idaho.
2. TYPE OF SALE: Private sale to Robert Huth.
3. TERMS OF SALE: \$69,000, at the time of closing; \$500.00 earnest money received.
4. HEARING FOR APPROVAL: January 22, 2001 at 1:30 p.m.
U.S. Bankruptcy Court
550 W. Fort Street, 5th Floor
Boise, Idaho
5. DATE OF SALE: Sale will be closed at Stewart Title of Boise, Idaho as soon as practicable after approval of the Court.

6. TREATMENT OF EXISTING LIENS: Sale free and clear of all liens with all valid liens to attach to the sale proceeds. Trustee has requested the court to allow payment at closing of the liens listed below without further notice or hearing:

First Deed of Trust in the approximate payoff amount of \$25,000 to Washington Mutual. Property taxes to Ada County in the estimated amounts of \$2,836.98; and irrigation assessments if any.

A judgment lien to St. Luke's Regional Medical Center in the amount of \$25,538.00.

A judgment lien to Sears in the amount of \$5,188.00.

The property shall remain subject to any covenants and easements as a matter of record.

7. VALUE OF PROPERTY TO BE SOLD: The Trustee estimates that the fair market value of the property is approximately \$69,000.
8. AUTHORITY FOR CONDUCTING SALE: 11 USC 363(b)(1), (1)(2),(3).
9. REAL ESTATE AGENT COMPENSATION: Subject to Bankruptcy Court approval, a commission of 6% of the total purchase price of the property shall be paid to Nora Edward of Prudential Jensen Real Estate, Boise, Idaho (the trustee's real estate sales agent) directly from escrow upon the closing of this transaction.
10. CLOSING EXPENSES: The closing for the sale will occur at Stewart Title of Boise, Idaho. The Buyer and Trustee will split the costs of sale per the Real Estate Purchase and Sale Agreement. The closing costs for the Trustee will be approximately \$1,242.00.
11. ADDITIONAL TERMS OF SALE: THE PROPERTY SHALL BE SOLD "AS IS", "WHERE IS", AND WITHOUT WARRANTY OF ANY NATURE WHATSOEVER, EITHER EXPRESS OR IMPLIED.

Dated this 18 day of December, 2001.

EVANS, KEANE LLP

By Jed W. Manwaring
Jed W. Manwaring, Of the Firm
Attorneys for Trustee